

Arundel Staff Review Committee
Minutes
November 29, 2021 9:00 am
Lobster Drive, Arundel, Maine

Board Attendees: Lee Jay Feldman, Jim Nagle, Renald Tardif, Roger Taschereau

Public Attendees: Mary Stinson, Steve Doe, Aaron Hunter, Kathy & Richard Baker, Wayne Munroe, Terry Merrill

Call to Order The site walk was called to order at 9a.m.

I. Site Walk and Public Hearing: *Lobster Drive*

Item 1: Lobster Drive: *Private Way Application:* Proposal to construct the current Lobster Drive on Tax Map 14 Lot 2B to meet the standards of a Private Exempt Street serving 2-10 lots under the Steet and Design Construction Standards. The property is currently undeveloped and wooded. Plans are available for viewing at the municipal office. Mary Stinson is the owner and applicant and Steven Doe of Sebago Technics is the applicant's agent.

During the site walk, Sebago Technics discussed what they were planning on designing for the applicant. Mrs. Baker indicted that her property across the street from the site sees a lot of downstream flooding and that should be considered as part of the design. Lee Jay Asked the applicant if they planned on doing a storm water analysis and the said they would.

Mr. Munroe asked about the vernal pool and if any consideration had been given to them? He pointed out on the plan where they existed on the site. Steve Doe indicated that Mark Hampton had done the work and they will get him to GPS map the location on the plan.

During the walk there was a series of ledge outcroppings noticed and discussed about how will these be addressed? Steve doe indicated that it will be a combination of fill and blasting. Steve Doe indicated that they would be providing a blast plan, but that the amount of blasting would be minimal.

The Site Walk concluded, and the group will reconvene back at Town Hall.

II. Administrative Review: 10a.m. Municipal Meeting Room

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The Public Hearing was opened at 10:00 AM by Lee Jay Feldman who asked if there was anyone from the Public who wanted to speak.

Cathy Baker wanted to reiterate the need for stormwater to be addressed due to the downstream flooding of her property.

Mr. Munroe wanted to again to make sure the applicant will address the Vernal Pool issue and the applicant indicated they would do that.

Lee Jay read a letter into the record submitted by Kevin Mackell an abutter who could not attend the meeting. Mr. Mackell raised several issues including the need to keep screening between two properties due to snow drifting that could impact Old Post Road.

Roger Taschereau did indicate that the screening could be an issue to address. Roger asked the applicant what she thought the cost of the road would be? Mary Stinson indicated that she was told it would be about \$70,000.

Lee Jay requested the applicant to address:
Stormwater, Blasting, Vernal Pools, and the screening as discussed.

Motion: Roger Taschereau Motioned to table the application until the applicant addresses the issues, Renald Tardif 2nd

Vote: 4-0

Meeting adjourned at 10:32a.m.

Respectfully Submitted

Lee Jay Feldman